

## **Opportunities and Limits of Regulations**

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Regulatory tools are one of the prime tools governmental agencies can use to protect and restore ecological functions of the watershed. The presentation will discuss the opportunities regulations present, their limitations under US and Washington State land use law, and examples of regulations that are being developed. While preservation and restoration plans often emphasize the need for acquisition and restoration, limited cash resources prevents protection of more than a small percentage of the critical habitat in the basin. This forces the burden of protection onto regulatory measures, typically enforced by local governments. This presentation will look at the different regulatory structures in place in Washington State, including the Shoreline Management Act, critical areas protection, and the State Environmental Policy Act, including what they mandate of local cities and their limitations under US land use law. The presenter will focus on unique tools, such as code options that allow regulations to require restoration and opportunities to think beyond the development site.